096.0	0006	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,061,000	/	1,061,000
USE VALUE:	1,061,000	/	1,061,000
ASSESSED:	1,061,000	/	1,061,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANDRY CHARLES J/CARALYEA
Owner 2:	
Owner 3:	
Street 1:	21 HODGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CENDANT MOBILITY FINANCIAL COR -
Owner 2:	-
Street 1:	21 HODGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,318 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Brick Exterior and 3000 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10318.000	550,300		510,700	1,061,000
Total Card	0.237	550,300		510,700	1,061,000
Total Parcel	0.237	550,300		510,700	1,061,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.67 | /Parcel: 353.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63184
GIS Ref	
GIS Ref	
Insp Date	10/08/18

!7894!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,500	0	10,318.	510,700	1,059,200	1,059,200	Year End Roll	12/18/2019
2019	101	FV	417,700	0	10,318.	510,700	928,400	928,400	Year End Roll	1/3/2019
2018	101	FV	416,200	0	10,318.	437,700	853,900	853,900	Year End Roll	12/20/2017
2017	101	FV	416,200	0	10,318.	408,500	824,700	824,700	Year End Roll	1/3/2017
2016	101	FV	416,200	0	10,318.	350,200	766,400	766,400	Year End	1/4/2016
2015	101	FV	406,200	0	10,318.	313,700	719,900	719,900	Year End Roll	12/11/2014
2014	101	FV	406,200	0	10,318.	290,400	696,600	696,600	Year End Roll	12/16/2013
2013	101	FV	438,800	0	10,318.	276,900	715,700	715,700		12/13/2012

PRINT

Date	Time
12/10/20	22:29:43

LAST REV

Date	Time
10/16/18	12:57:50
apro	
7894	

USER DEFINED

Prior Id # 1:	63184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENDANT MOBILIT	43633-598		8/31/2004		760,000	No	No		
LOBO JEFFREY J/	43633-596		8/31/2004		760,000	No	No		
TULLY ANNE /ETA	25105-210		1/4/1995		329,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2018	48	Redo Bat	35,000	C				
8/6/2014	965	Renovate	4,680		8/7/2014			Repair front stair
10/15/2002	874	Redo Bas	10,000					
6/15/1998	382	Redo Kit	61,860					REMODEL KIT/1/2 BA
5/22/1996	196		35,760					10X7 SOLARIUM/REM

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
2/27/2013	Inspected	BR	B Rossignol
6/4/2009	Measured	189	PATRIOT
12/8/2004	MLS	MM	Mary M
11/10/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
8/20/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10318		Sq. Ft.	Site		0	70.	0.71	4									510,681						510,700	

Total AC/HA: 0.23687 | Total SF/SM: 10318 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,681 | Spl Credit | Total: 510,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08532333
Const Adj.:	1.08700466
Adj $ / SQ:	147.469
Other Features:	103026
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676023
Depreciation:	125740
Depreciated Total:	550283

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

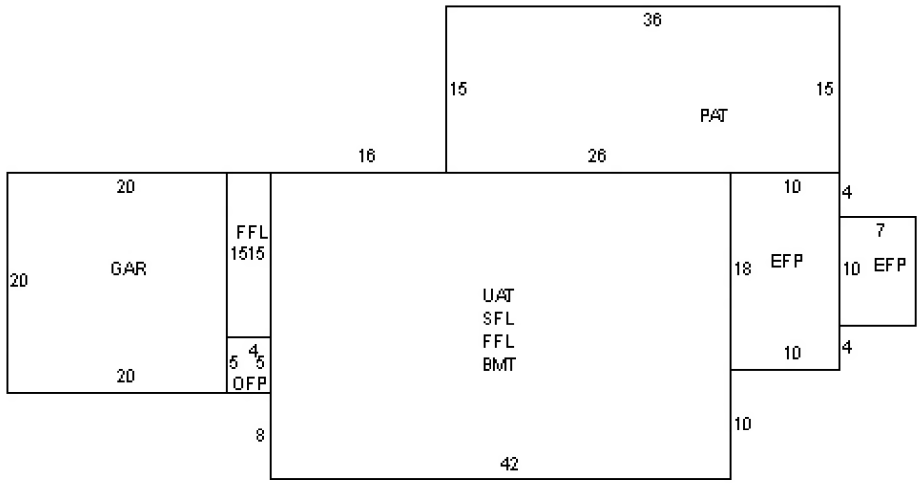
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.44
Special Features:	0	Val/Su Net:	108.07
Final Total:	550300	Val/Su SzAd	228.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	147.470	182,272
BMT	Basement	1,176	51.320	60,351
SFL	Second Floor	1,176	147.470	173,423
PAT	Patio	540	3.200	1,728
GAR	Garage	400	23.100	9,240
UAT	Upper Attic	294	58.990	17,342
EFP	Enclos Porch	250	41.430	10,358
OFP	Open Porch	20	47.830	957
	Net Sketched Area:	5,092	Total:	455,671
Size Ad	2412	Gross Are	5974	FinArea 3000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	G	GD	1998	0.00	T	12.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	